

## HOUSE BILL ANALYSIS HB 2471

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**Title:** An act relating to the mobile home landlord-tenant act.

**Brief Description:** Modifying provisions of the mobile home landlord-tenant act.

**Sponsors:** Representatives Dunn, Morris, McDonald, O'Brien, Boldt, Wolfe and Edwards.

### BRIEF SUMMARY OF BILL

- Removes the requirement that a mobile home park landlord can expel a mobile home, manufactured home, or park model that is located within a mobile home park solely on fire and safety concerns.
- Allows a mobile home park owner to require a fire and safety inspection by a governmental inspection agency prior to the entry of a mobile home, manufactured home, or park model into a mobile home park. The cost of the inspection must be paid by the mobile home park owner.
- Clarifies that evictions under the Mobile Home Landlord-Tenant Act applies to mobile homes, manufactured homes, and park models.

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### HOUSE ECONOMIC DEVELOPMENT, HOUSING & TRADE COMMITTEE

**Staff:** Kenny Pittman (786-7392)

**Background:**

The Mobile Home Landlord-Tenant Act (Act) regulates the relationship between the owner of a mobile home park (landlord) and the owner of the mobile home, manufactured home, or park model (tenant). Key provisions of the Act require that the tenant is offered a written agreement for a term of at least one year, prohibits certain actions by the landlord and the tenant, and specifies the duties of the landlord and the tenant.

The Mobile Home Landlord-Tenant Act (Act) allows a mobile home park owner to prohibit the entry or require the removal of an individual mobile home, manufactured home, or park model if it presents a fire or safety concern. A mobile home park owner may require that, prior to entry into the mobile home park, the mobile home, manufactured home, or park model meet applicable fire and safety standards.

A mobile home park owner may not evict or fail to renew a lease to a tenant without cause. The Mobile Home Landlord-Tenant Act list specific reasons that include,

substantial violation of the rules of the mobile home park, nonpayment of rent, conviction of the tenant of a crime, change of land use of the mobile home park, or failure of the tenant to comply with obligations imposed by applicable provisions of governmental codes, statutes, ordinances, and regulations.

**Summary of Bill:**

The Mobile Home Landlord-Tenant Act is revised to clarify that a park model– is defined as a recreational vehicle that is permanently or semipermanently installed and used as a primary residence.

A mobile home park owner may not exclude or expel a mobile home, manufactured home, or park model that is located within the mobile home park solely on fire and safety concerns. A mobile home park owner may require the mobile home, manufactured home, or park model meet applicable fire and safety standards prior to entry into the mobile home park after an inspection by a state or local government inspection agency. The inspection agency must certify that the mobile home, manufactured home, or park model does not meet minimum fire and safety standards. The mobile home park owner is responsible for the cost of the inspection.

The requirements for evictions under the Mobile Home Landlord-Tenant Act are clarified to apply to mobile homes, manufactured homes, and park models.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.